

MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
SEPTEMBER 12, 2019 at 5:30 P.M.  
LAKEWOOD CITY HALL  
AUDITORIUM

1. Roll Call

Board Members

Robert Donaldson, Vice Chairperson  
Brian Grambort\*  
David Maniet  
John Waddell

Others

Alex Harnocz, Planner, Board Secretary

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **EXCUSE** the absence of Amy Haney. All the members voting yea, the motion passed.

Brian Grambort was expected to be present, and his arrival would be noted for the record.

2. Approve the minutes of the August 8, 2019 meeting.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the August 8, 2019 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

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Items 14 and 18 were Summary Approved at the pre-review meeting on September 5, 2019. A motion and a second are needed for approval.

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**SUMMARY APPROVED**

**SIGN REVIEW**

14. Docket No. 09-88-19

**14412 Detroit Avenue  
Ohio City Burrito**

- ( ) Approve  
( ) Deny  
( ) Defer

Bob Kunzen  
Brilliant Sign Company  
4811 Van Epps Road  
Brooklyn Heights, Ohio 44131

Applicant proposes a blade sign for a new business. (Page 42)

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** the request. All the members voting yea, the motion passed.

18. Docket No. 09-92-19

**15509 Madison Avenue  
Madison Avenue Family Dental**

- ( ) Approve  
( ) Deny  
( ) Defer

Brian J. Hudec  
Madison Avenue Family Dental  
15509 Madison Avenue  
Lakewood, Ohio 44107

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** the request. All the members voting yea, the motion passed.

## ARCHITECTURAL BOARD OF REVIEW

Applicant proposes renovation of front porch stairs and installation of railing. (Page 5)

Applicant proposes the construction of a new residence on a vacant lot. (Page 9)



A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- All the members voting yea, the motion passed.

☐ Approve

( ) Deny

( ) Defer

John Balliett

15107 Edgewater Drive

Lakewood, Ohio 44107

Applicant proposes to remove an attached two bay garage and replace with new garage, second floor addition, and hip roof.  
(Page 11)

Staff advised the board of the applicant's request for a deferral.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

( ) Approve

( ) Deny

( ) Defer

Jerome Solove

Jerome Solove Development, Inc.

470 Olde Worthington Road, Suite 200

Westerville, Ohio 43082

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is in a C3, Commercial, General Business district. (Page 13)

\*The applicant has requested a deferral from the September meeting.

Staff advised the board of the applicant's request for a deferral.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **DEFER** the request. All the members voting yea, the motion passed.

☐ Approve

☐ Deny

( ) Defer

Jerome Solove

Jerome Solove Development, Inc.

470 Olde Worthington Road, Suite 200

Applicant proposes a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues. (Page 16)

\*The applicant has requested a deferral from the September meeting.

Staff advised the board of the applicant's request for a deferral.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

10.	Docket No. 06-48-19	C	13701/13901 Detroit Ave and 1406 Wyandotte Ave Detroit and Bunts Market Rate Apartments
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( ) Approve	Jerome Solove
( ) Deny	Jerome Solove Development, Inc.
( ) Defer	470 Olde Worthington Road, Suite 200 Westerville, Ohio 43082

Applicant proposes to build a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page 18)

\*The applicant has requested a deferral from the September meeting.

Staff advised the board of the applicant's request for a deferral.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **DEFER** the request. All the members voting yea, the motion passed.

11.	Docket No. 07-66-19-A	C	12102 Madison Avenue Hola Tacos
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( ) Approve	Juan Vergara
( ) Deny	Barroco
( ) Defer	10456 Oak Branch Trail Strongsville, Ohio 44149

Applicant proposes storefront renovation and patio enclosure. (Page 21)

Juan Vergara, Barroco, applicant was present to explain the updated request. Discussion among the board, applicant and staff ensued about the awning curtain material for serving patrons during the winter months, roof drainage, entrances, dumpster enclosure, change of location for the ADA accessibility parking spot, increasing the screen wall height, visibility of the canvas structure from the right-of-way, source of heating, etc. The board wanted to see details for the awning structure prior to rendering a decision about the awning or, more desirably, to extend the existing pergola and add fabric sides. The hearing would be heard later, and the application fee would be waived. Public comment was closed as no one addressed the issue.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- Move the ADA parking spot to the north of the dumpster enclosure and be a van accessible spot.
- The wall west of the van accessible spot will move inward to accommodate.
- Said wall will be at least 6' high.
- The awning structure would be pulled from the submission and heard at separately.

All the members voting yea, the motion passed.



( ) Defer

7820 Maddock Road  
North Ridgeville, Ohio 44039

Applicant proposes the installation of an 18" x 48" illuminated cabinet sign on the rear entrance of the building. (Page 48)

Brett Smith, Direct Image Signs, applicant was present to explain the amended request. Discussion ensued among the board, staff and applicant about other signs and lighting on the rear of the building; they were inclined to select Option 1. Public comment was closed as no one addressed the issue.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE Option 1** as presented. All the members voting yea, the motion passed.

17. **Docket No. 09-91-19**

**16100 Detroit Avenue  
Sweet Designs Chocolatier**

( ) Approve  
( ) Deny  
( ) Defer

Ines Rehner  
Sweet Designs Chocolatier  
16100 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes a removable 7' x 7' board on the east side of the building that would be painted by a qualified mural artist to portray cocoa trees with the chocolatier's logo. (Page 54)

Ines Rehner, Sweet Designs Chocolatier was present to explain the request. Staff stated this should be treated as a temporary sign; staff would be contacted prior to the seasonal change of graphics. Discussion among the board, applicant, and staff continued about fastening of the frame to the building and its maintenance, specifics about the painting and installation of the artwork, artwork would be approved administratively, there would be no advertising of products or phone numbers or anything else on the graphic (@sweetdesingschocolatier would be allowed). For Mr. Grambort's benefit, staff summarized that the proposal needed the board's approval for the location, material, and concept as a permanent sign location; change of the seasonal graphics would be approved administratively by the Department of Planning Department and the Division of Housing and Building. The administration was encouraging public art. Public comment was closed as no one addressed the issue.

A motion was made by Mr. Donaldson, seconded by Mr. Grambort to **APPROVE** the request with the following condition(s):

- Approval is for location of the sign and materials of the sign only.
- Seasonal signs shall be submitted and reviewed by administrative staff as a temporary sign.
- Attachment of the frame to the building shall be reviewed by Housing and Building and approved administratively.

All the members voting yea, the motion passed.

\*Mr. Grambort arrived at 7:08 P.M.

## ADJOURN

A motion was made by ~~Ms. Haney~~ **MR. DONALDSON**, seconded by Mr. Waddell to **ADJOURN** at 7:15 p.m. All the members voting yea, the motion passed.



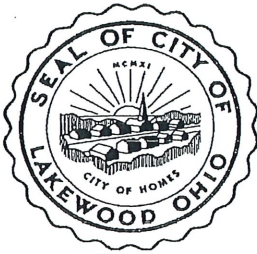
Signature

**10/10/2019**  
Date

City of Lakewood  
Architectural Board of Review  
Approved as set forth in the minutes

of **OCT 10 2019** meeting.

  
**CHAIRMAN**



### Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Jonathan Litten
2. Ferenc Bucsayi
3. ANDY ERKER
4. Juan Vergara
5. Ben Froun
6. Ken Perrin
7. Brett Smith
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

- 1.
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10. \_\_\_\_\_
11. \_\_\_\_\_

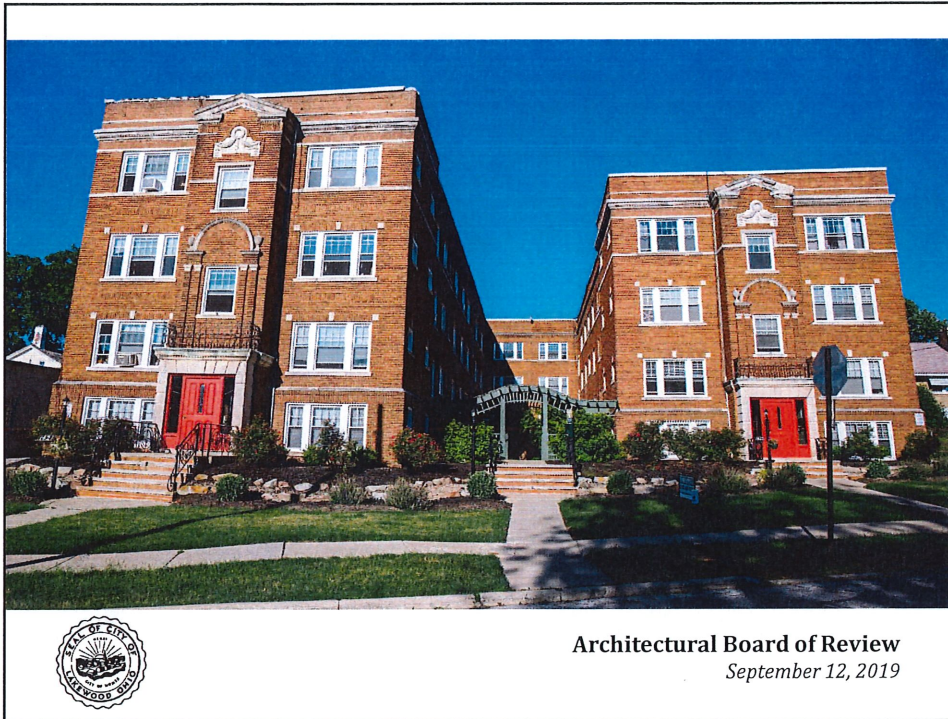
Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

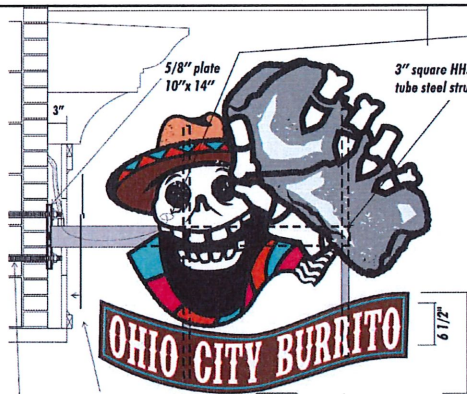
Date of Proceeding: Thursday, September 12, 2019





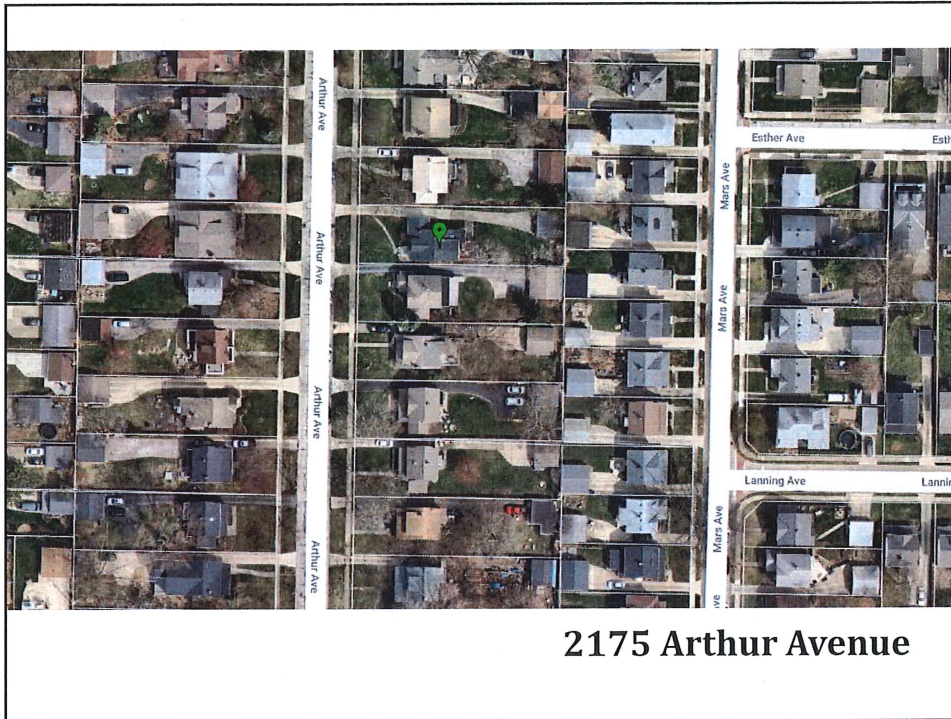
### Summary Approval of Signs:

14412 Detroit Ave  
Ohio City Burrito



15509 Madison Ave  
Madison Avenue Family Dental



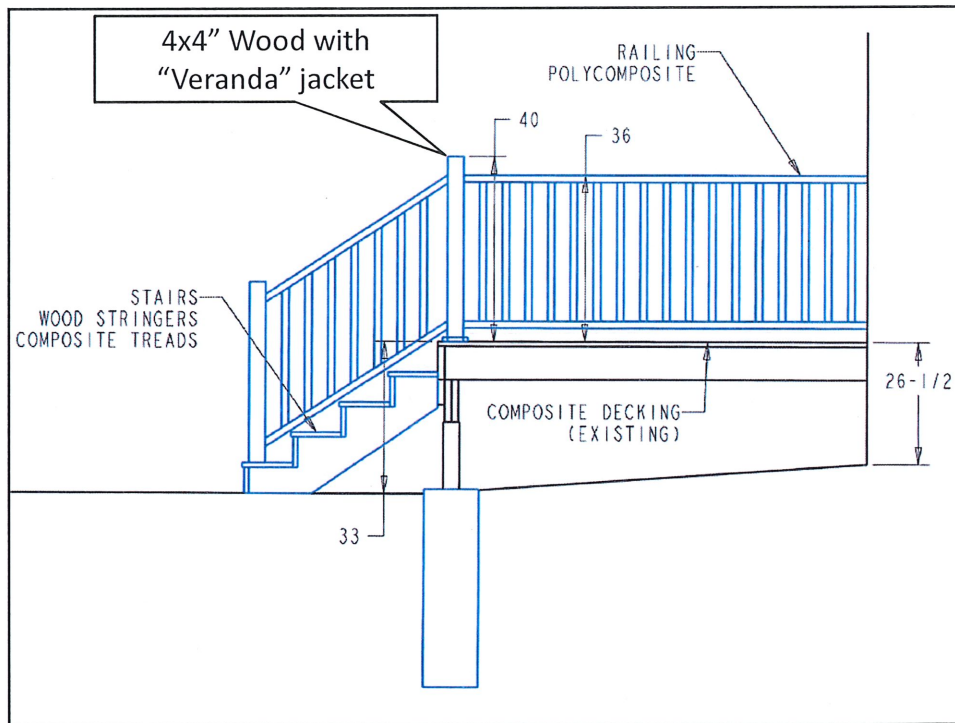
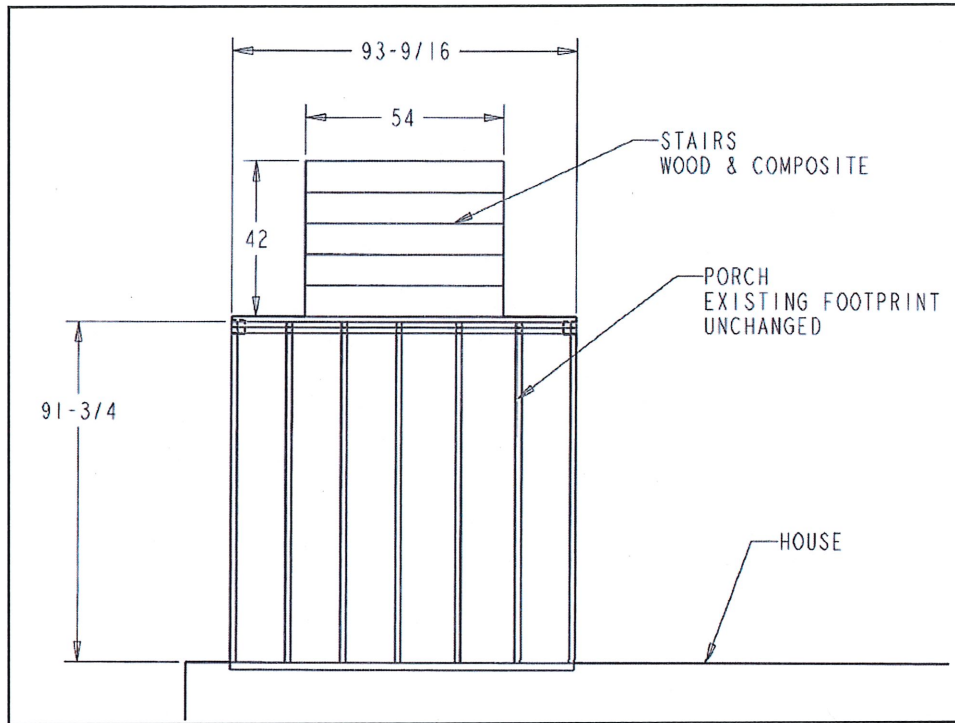


**2175 Arthur Avenue**

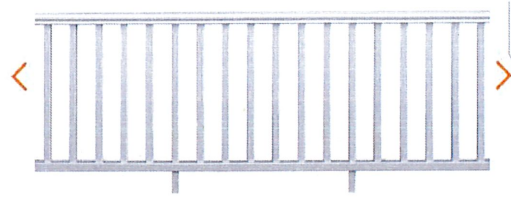


**2175 Arthur Avenue**









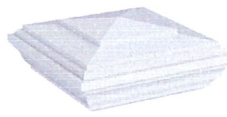
**Veranda >**  
Traditional 8 ft. x 36 in. White  
PolyComposite Rail Kit without Brackets



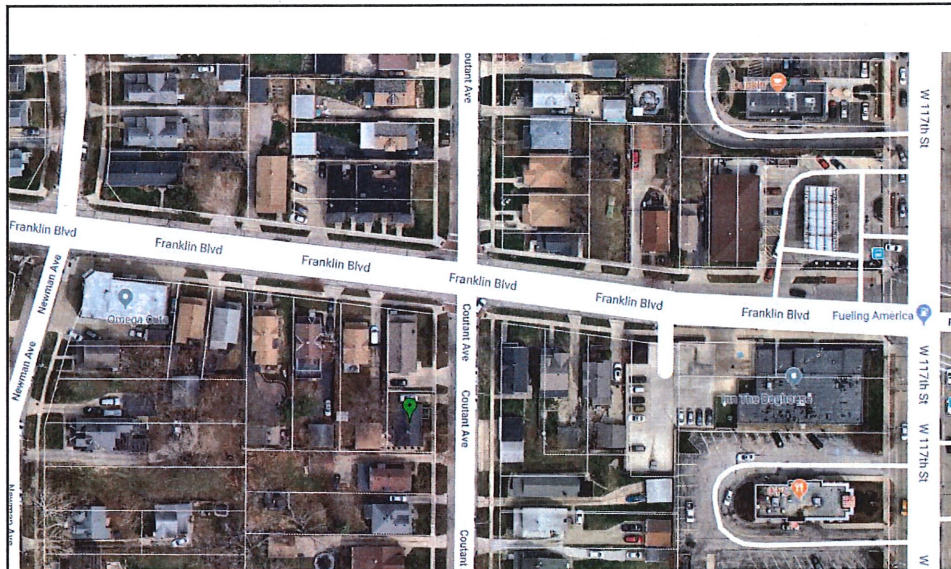
**Veranda >**  
4 in. x 4 in. x 39 in. White Traditional Post  
Jacket



**Veranda >**  
4 in. x 4 in. White New England Base Trim



**Veranda >**  
4 in. x 4 in. White New England Post Cap  
with Glue



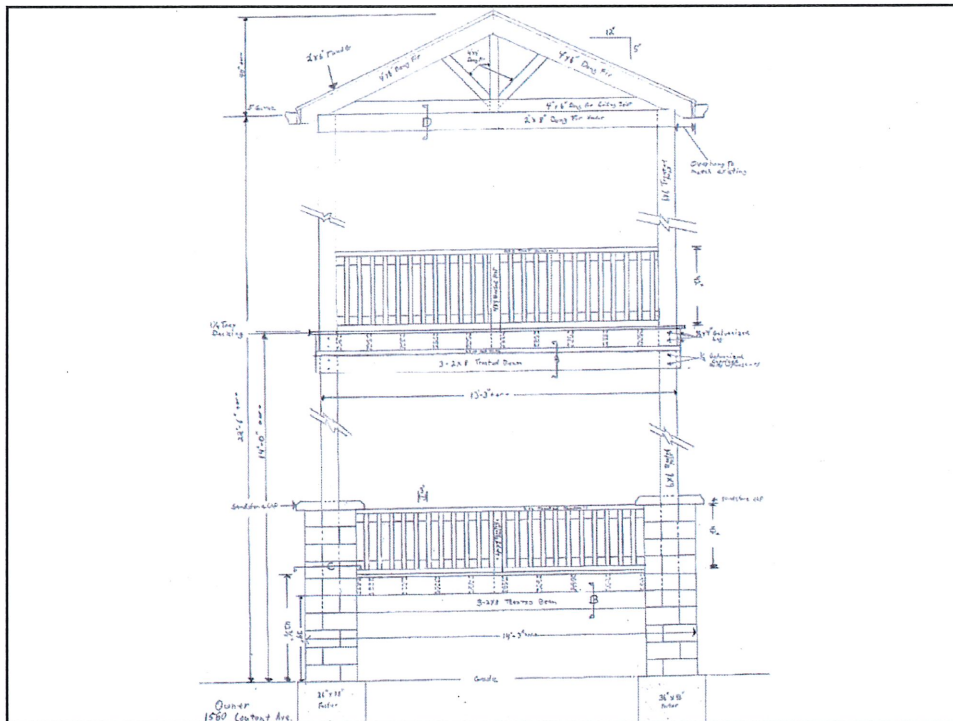
**1560 Coutant Ave**

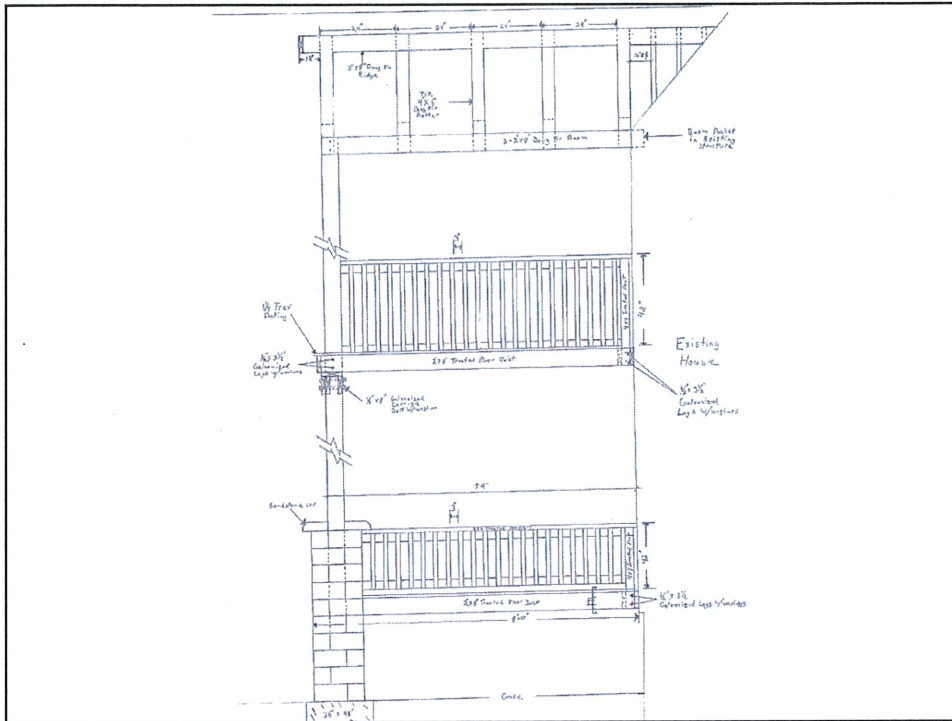


**1560 Coutant Ave**







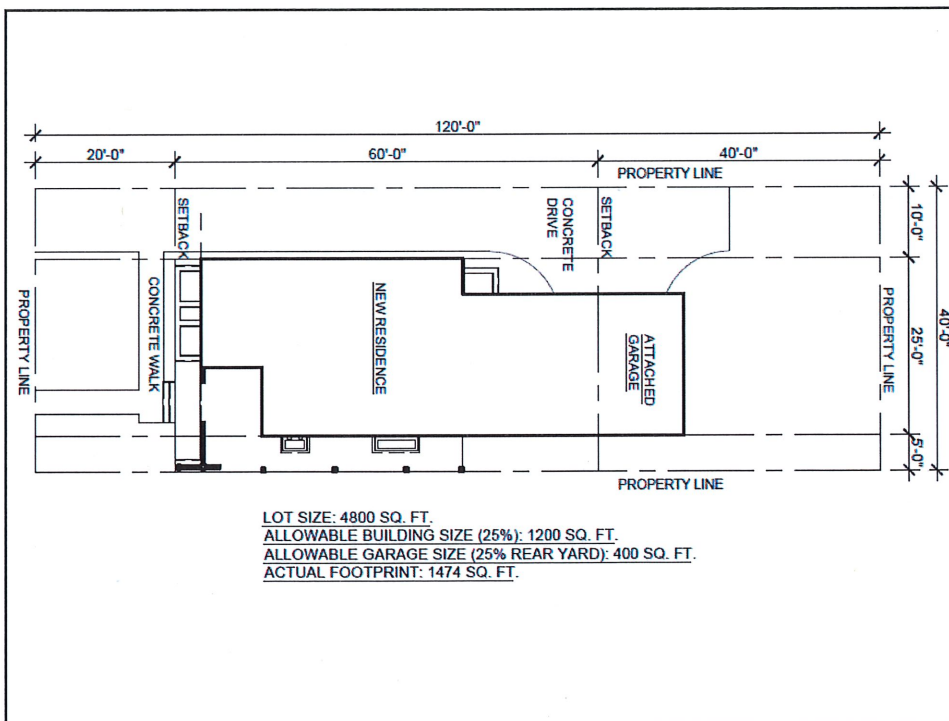


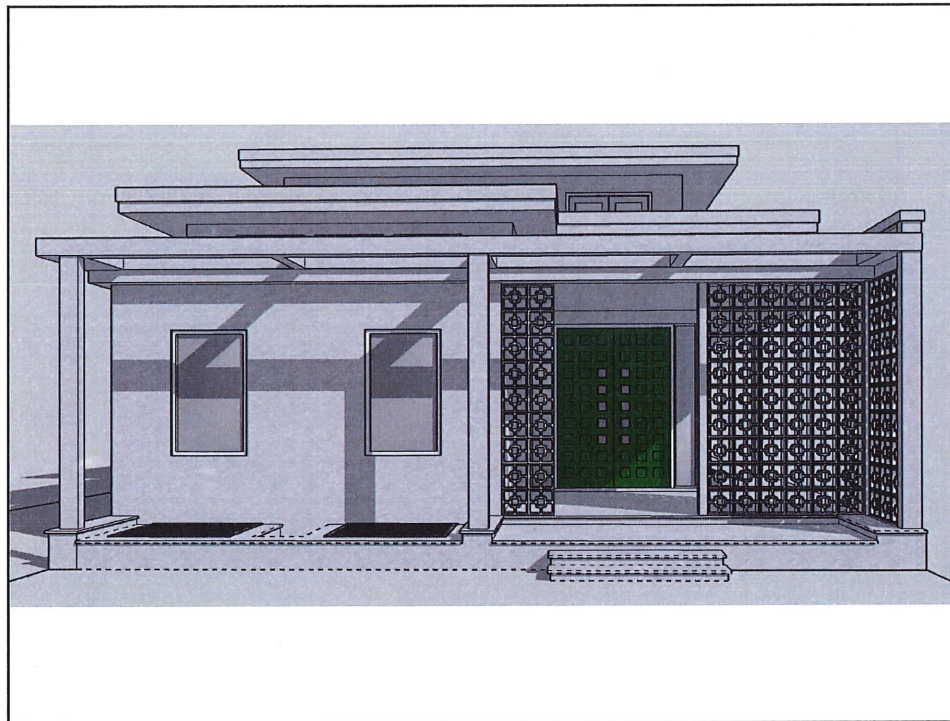
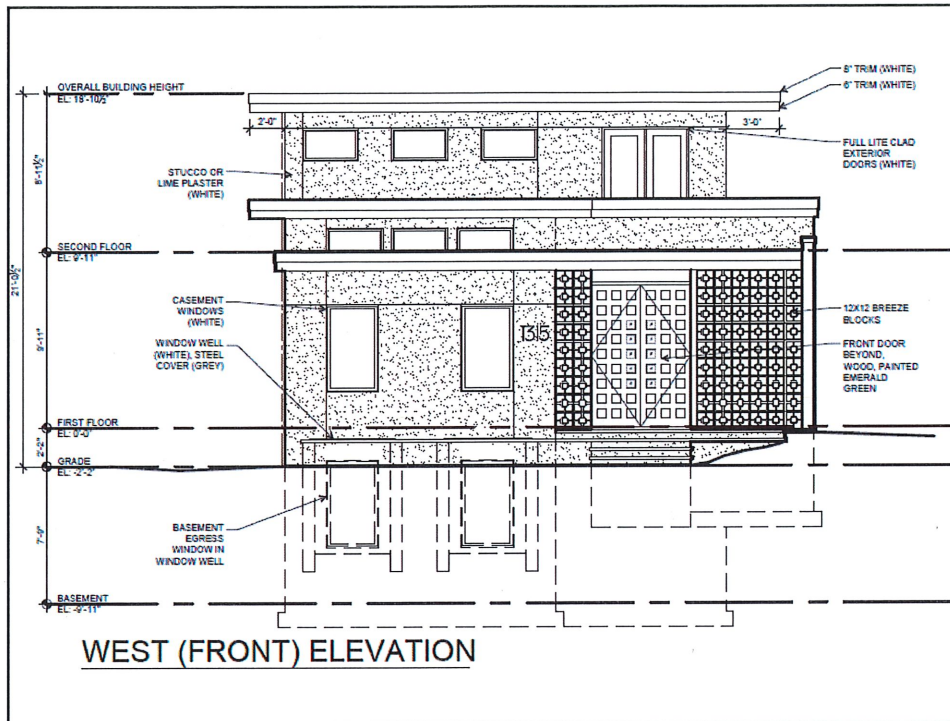
**1315 Donald Ave**



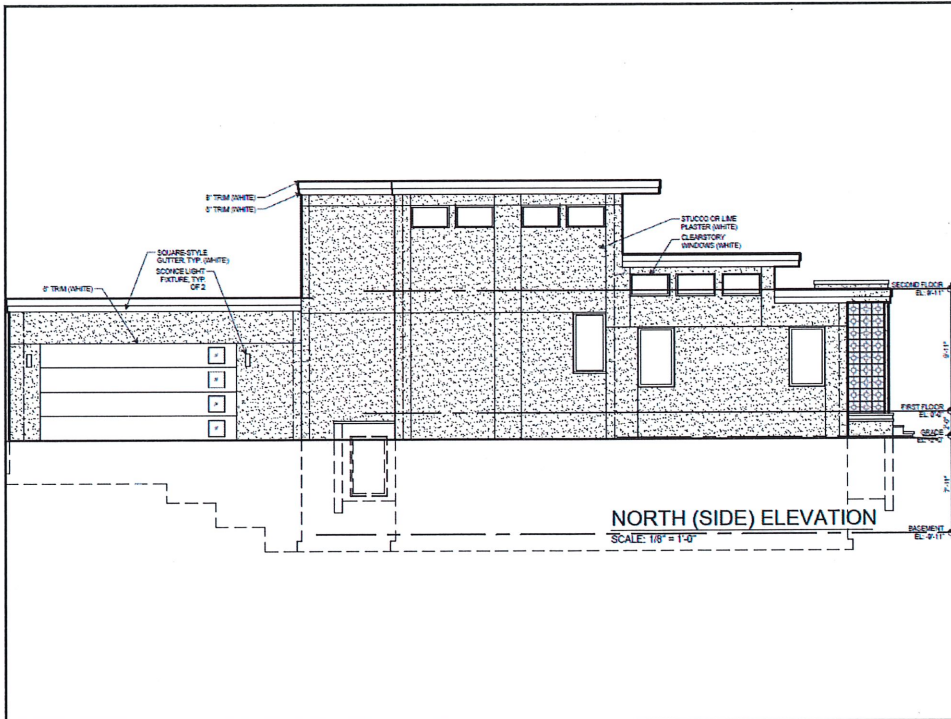


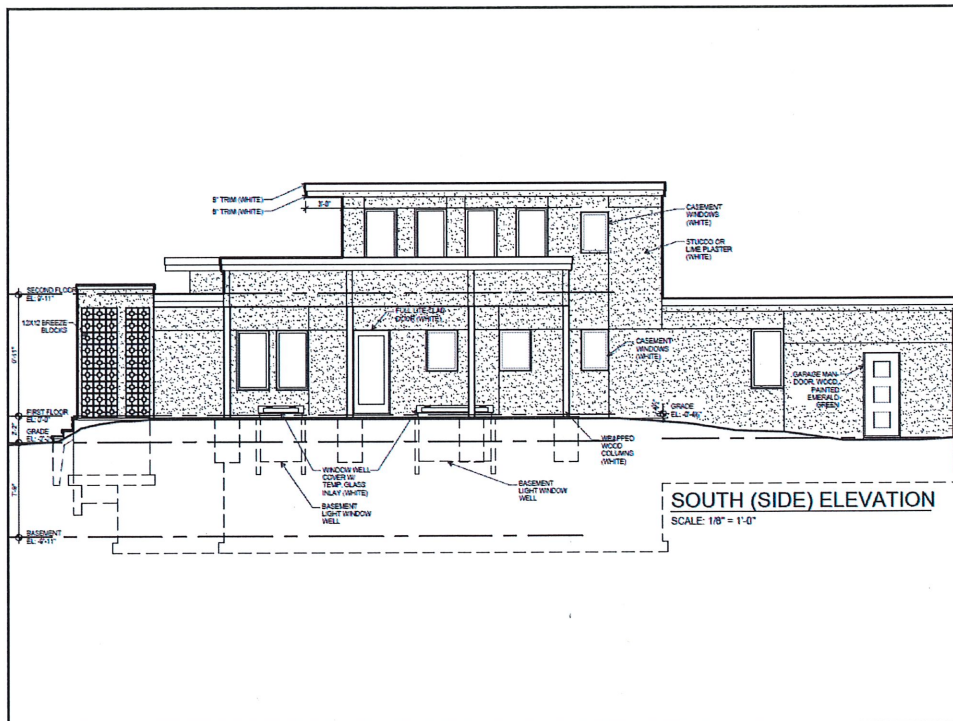
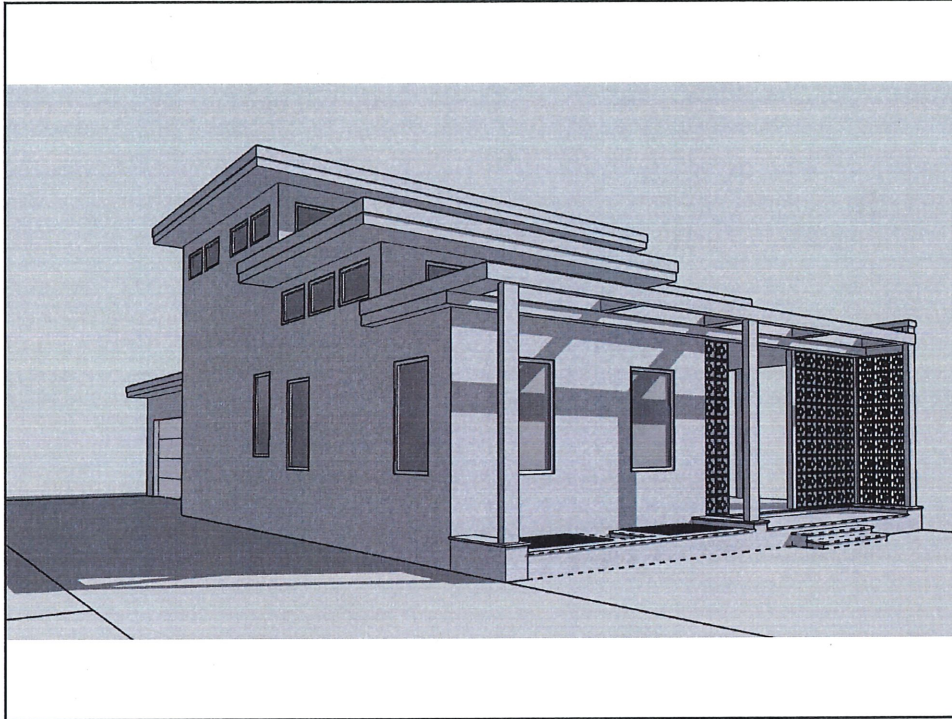
**1315 Donald Ave**



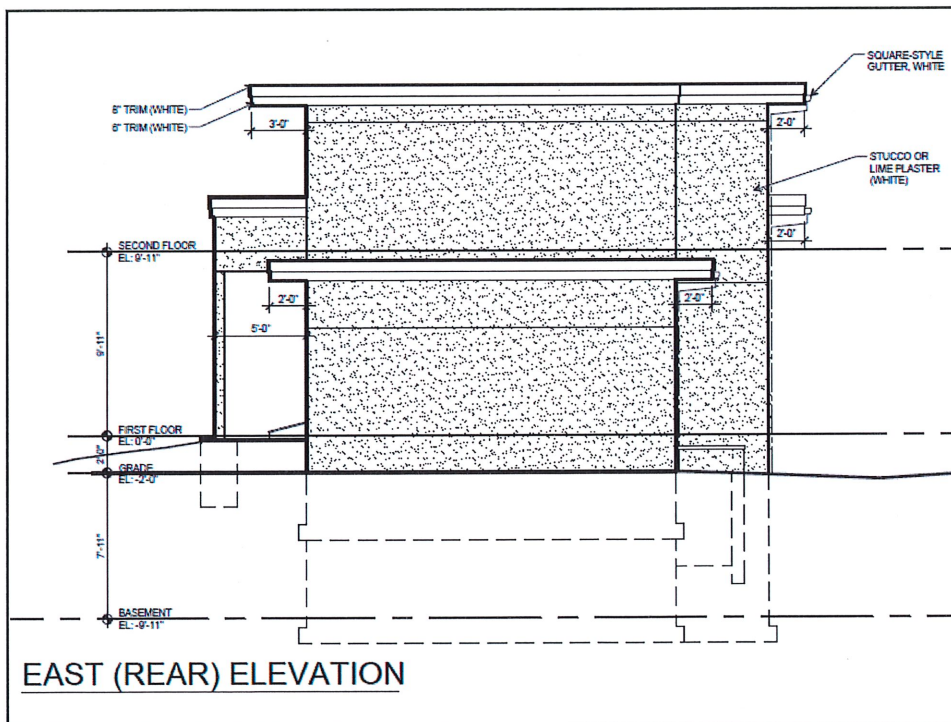
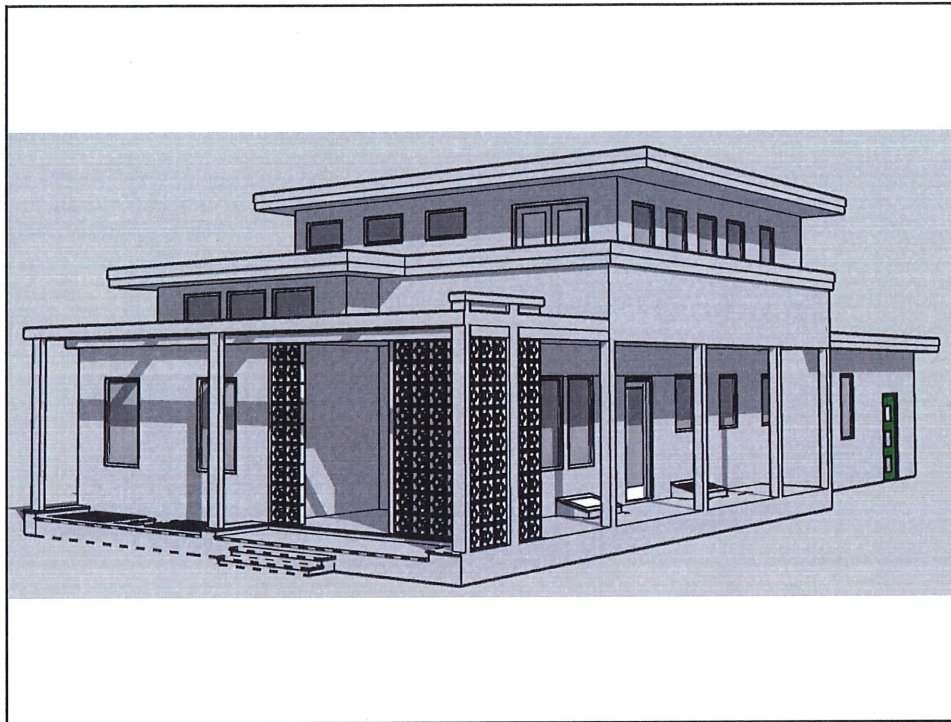


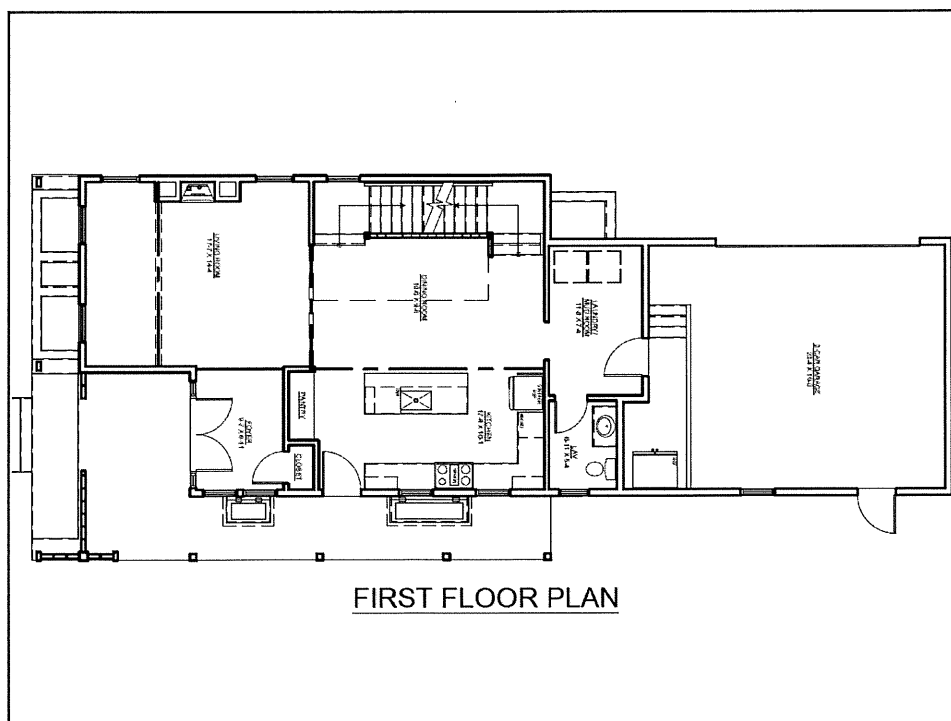
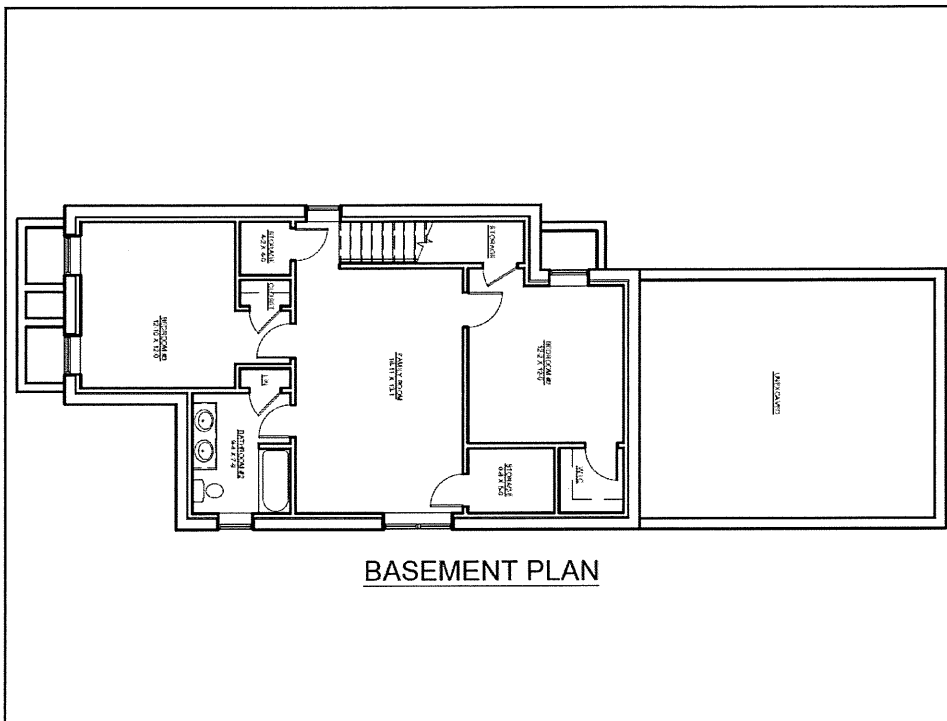


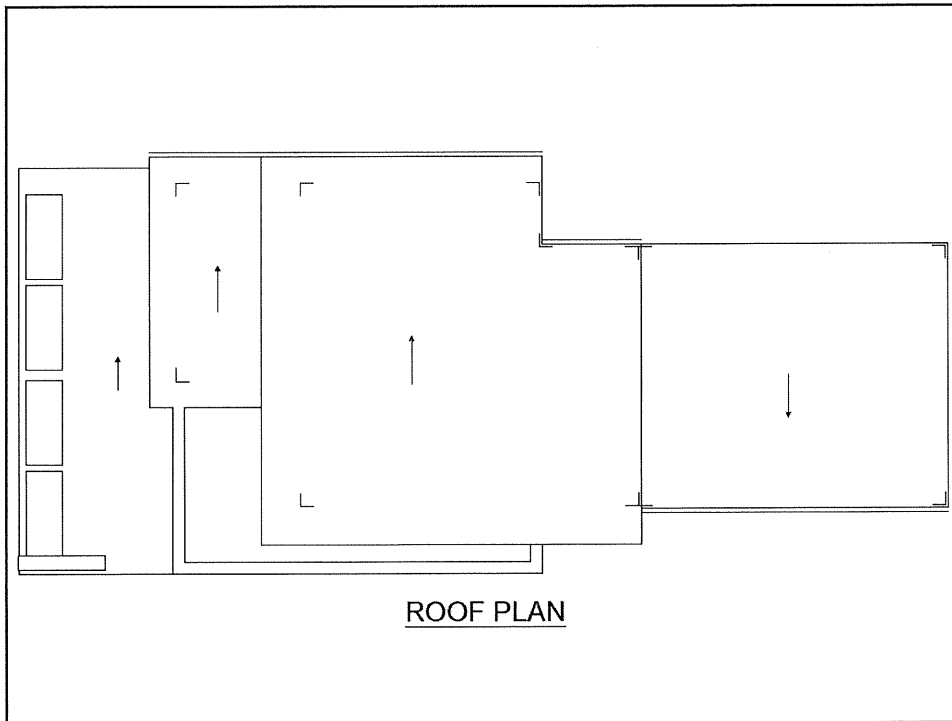
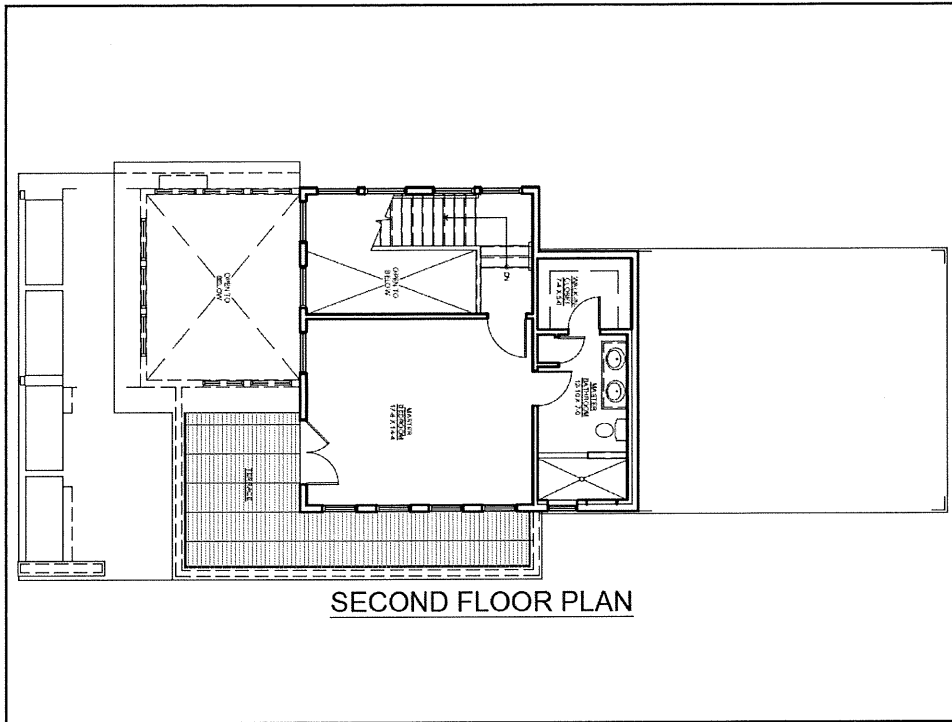














Lake & Whippoorwill



Hilliard & Indianola





2094 Riverside



Applicant has requested deferral

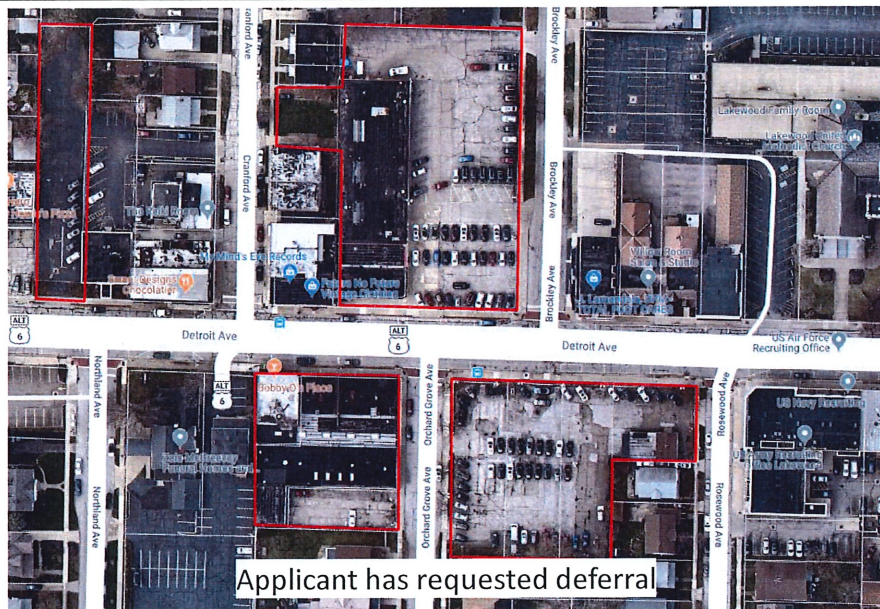
15107 Edgewater Drive





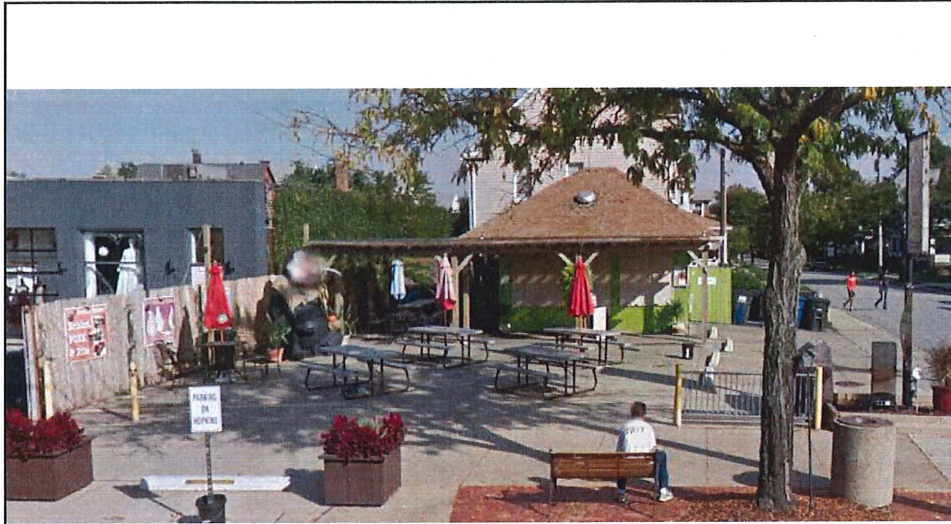


**13701 Detroit Ave & 1406 Wyandotte Ave  
View on Detroit – (Spitzer Redevelopment)**



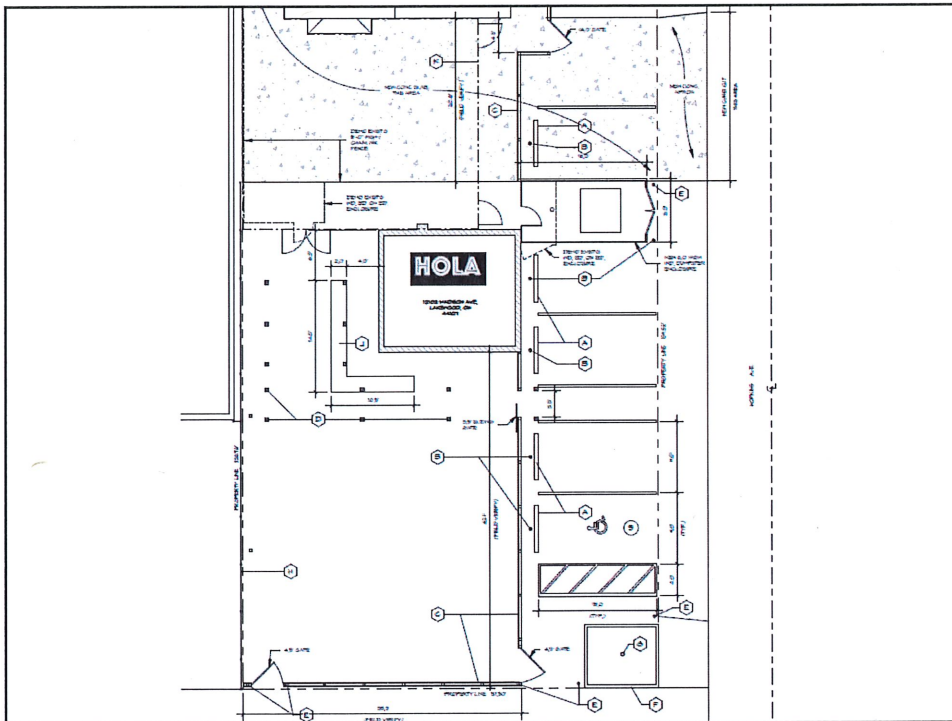
**16000 Detroit  
View on Detroit – (Barry Redevelopment)**





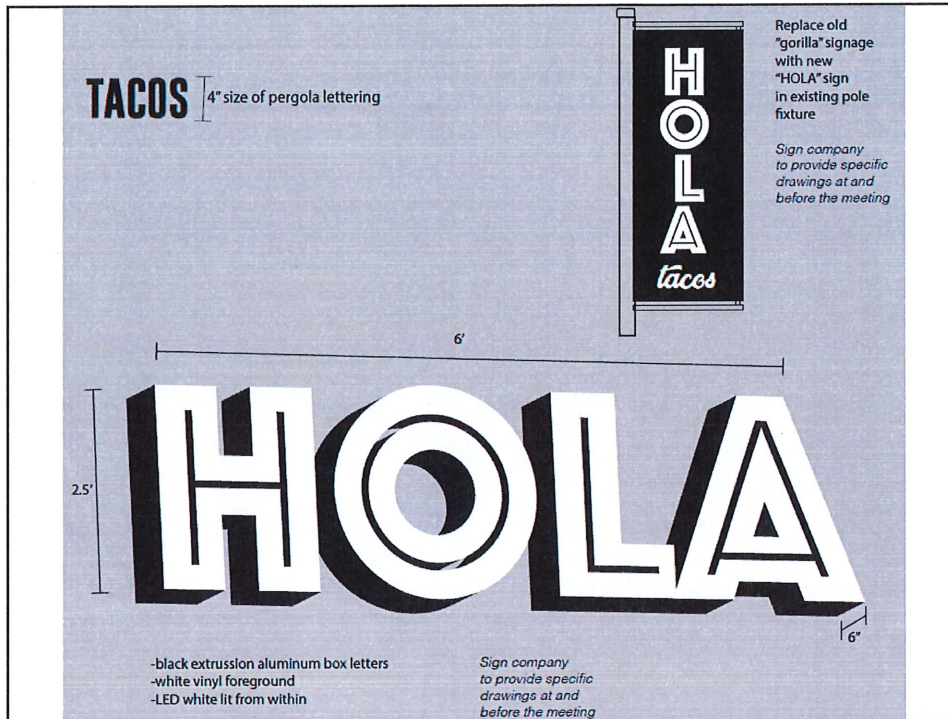
**12102 Madison Ave**  
**Hola Tacos**











## OTTERTEX® CANVAS WATERPROOF

Patio awning flame retardant curtains



Awning will have roll-up curtains with windows made from clear vinyl material. They will zip in the middle. <https://www.aworldofawnings.com/styles/roll-up-curtains/>



DOOR ENCLOSURE, MADE FROM METAL AND FLAME RETARDANT MATERIAL  
See rendering showing placements



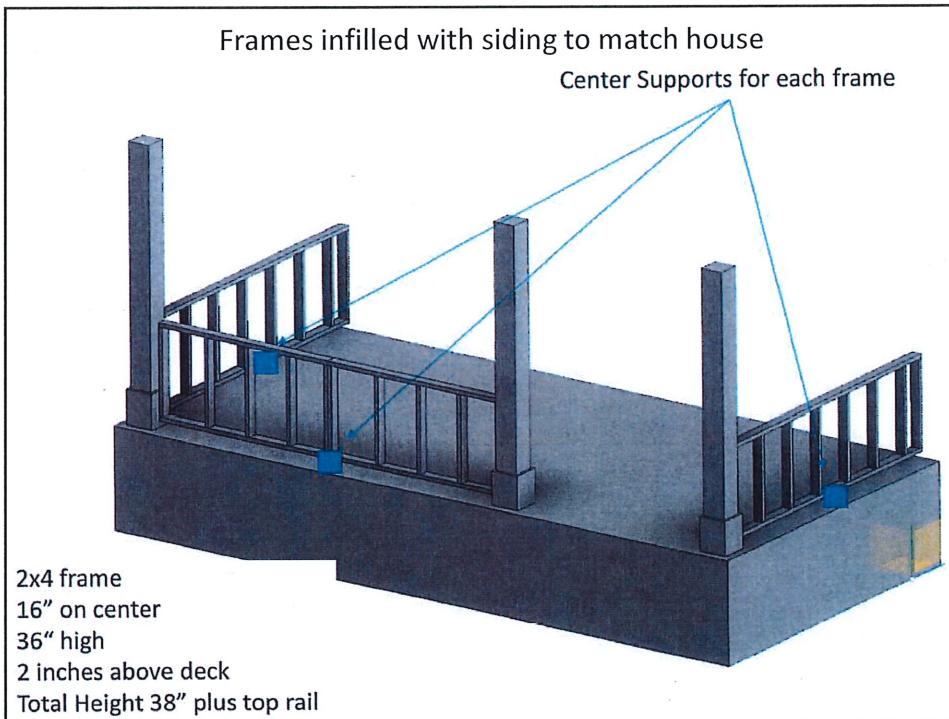
communal  
outdoor tables  
and aqua color  
umbrellas by  
Home Depot



**1232 Jackson Ave**



**1232 Jackson Ave**

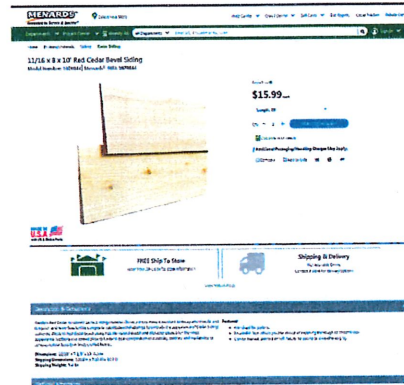




Beveled lap siding on external surfaces,  
matching current house siding

Painted light blue to match current  
house color

Exterior grade plywood for inside  
surfaces

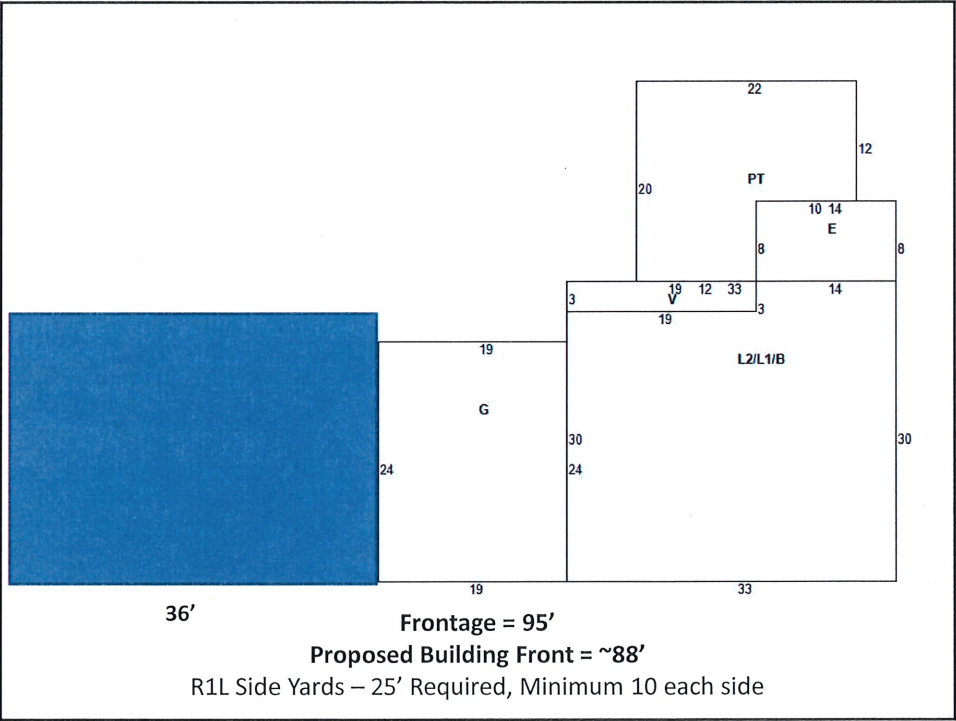
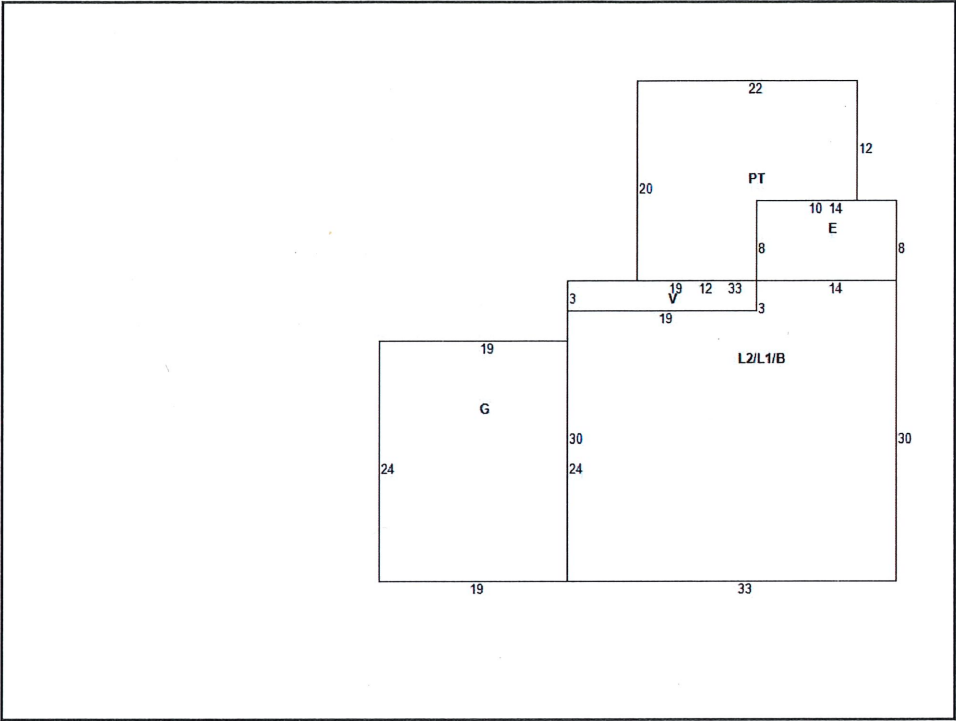


**17230 Lake Ave**

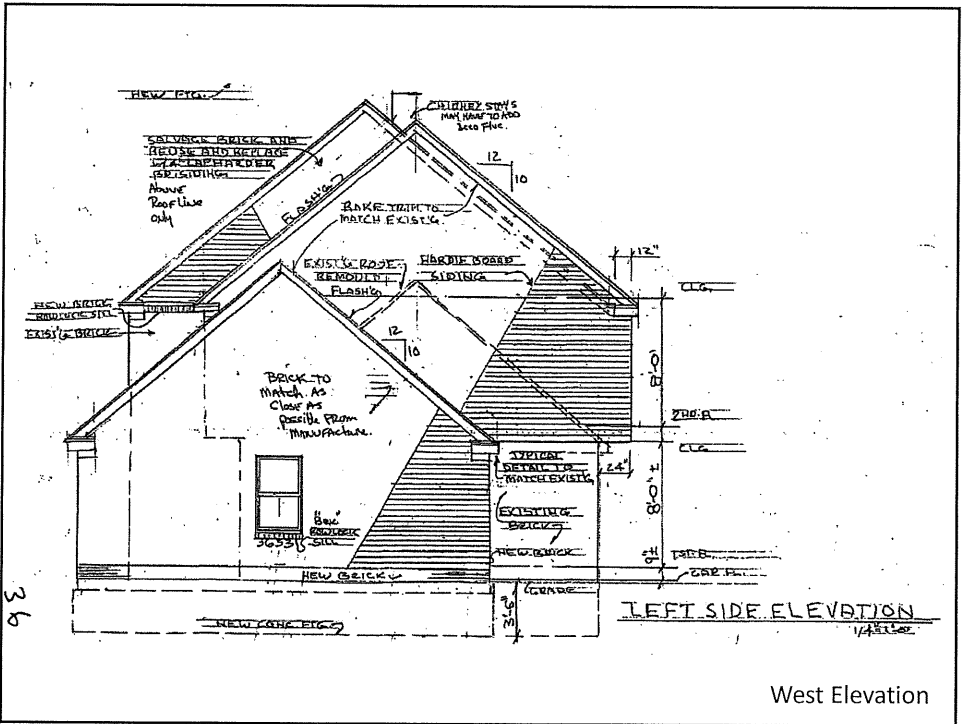
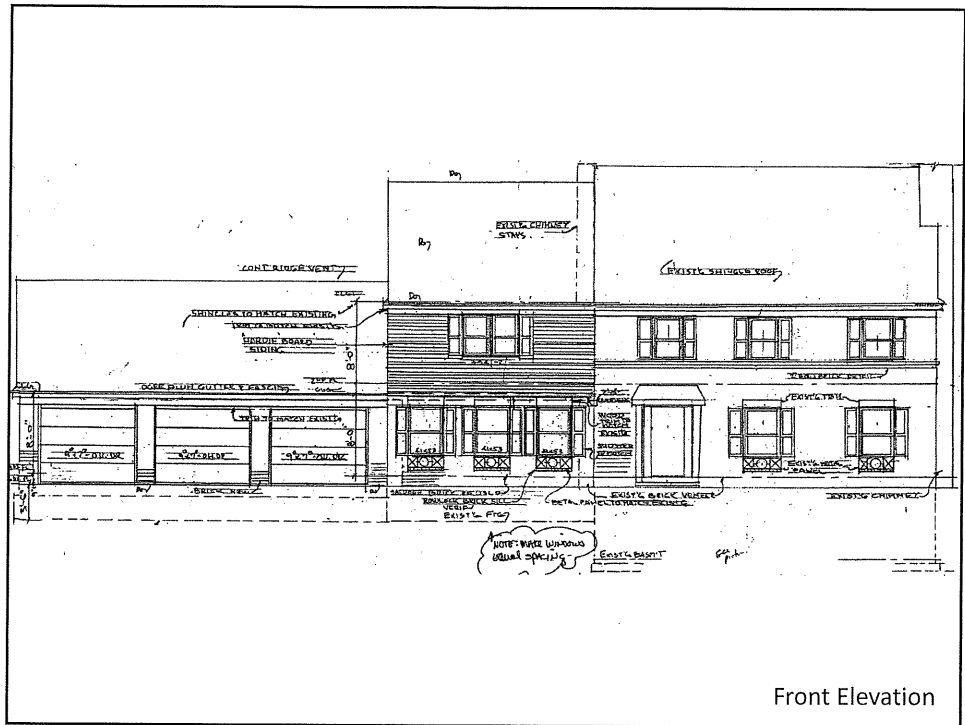


**17230 Lake Ave**

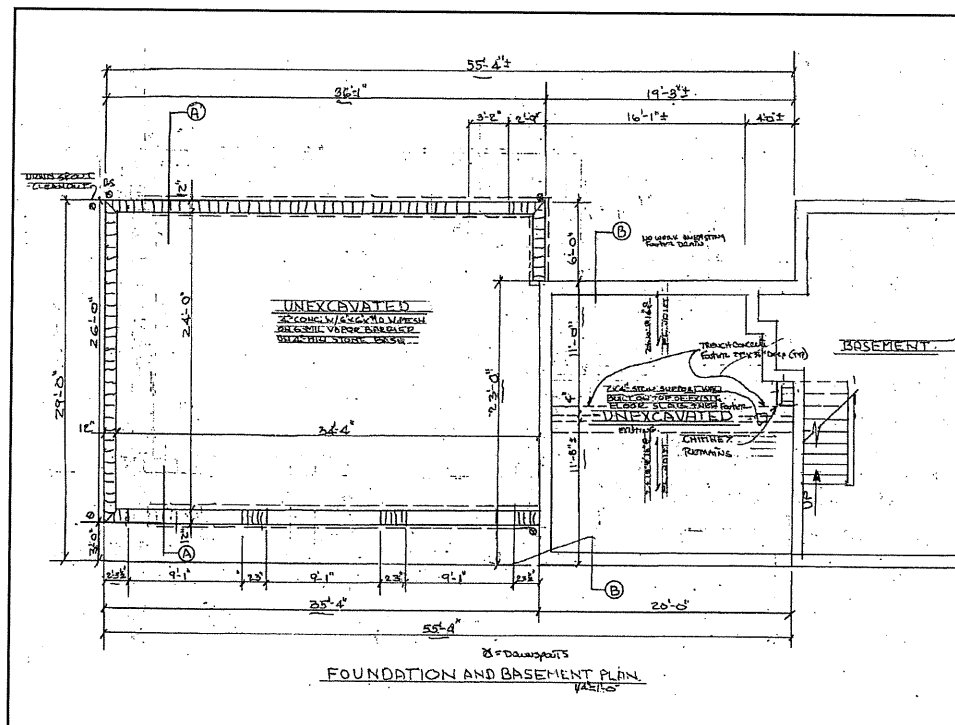
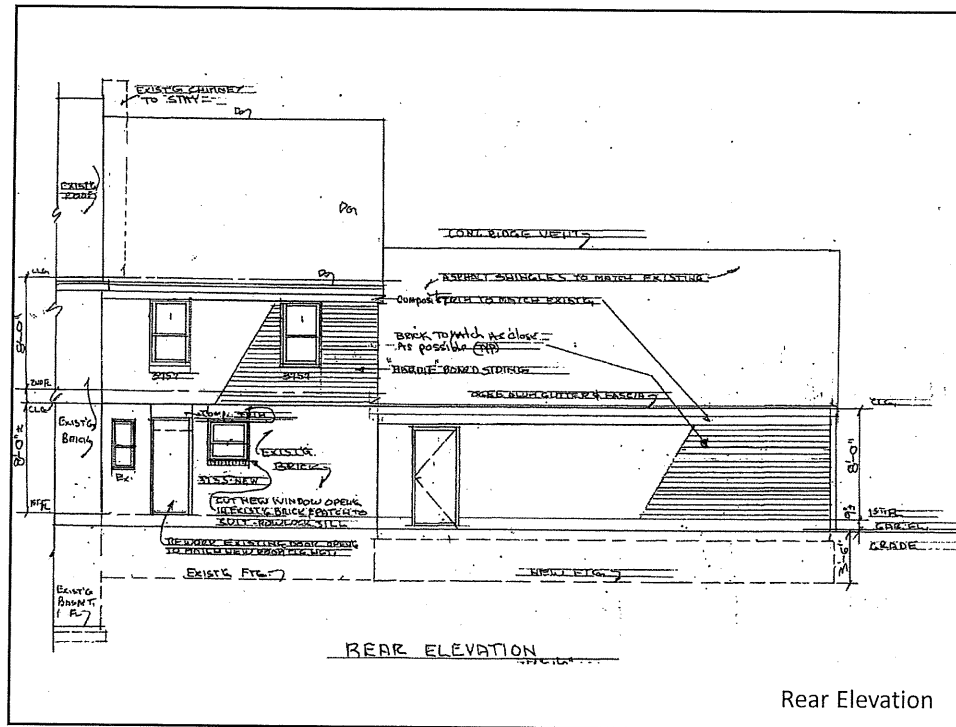


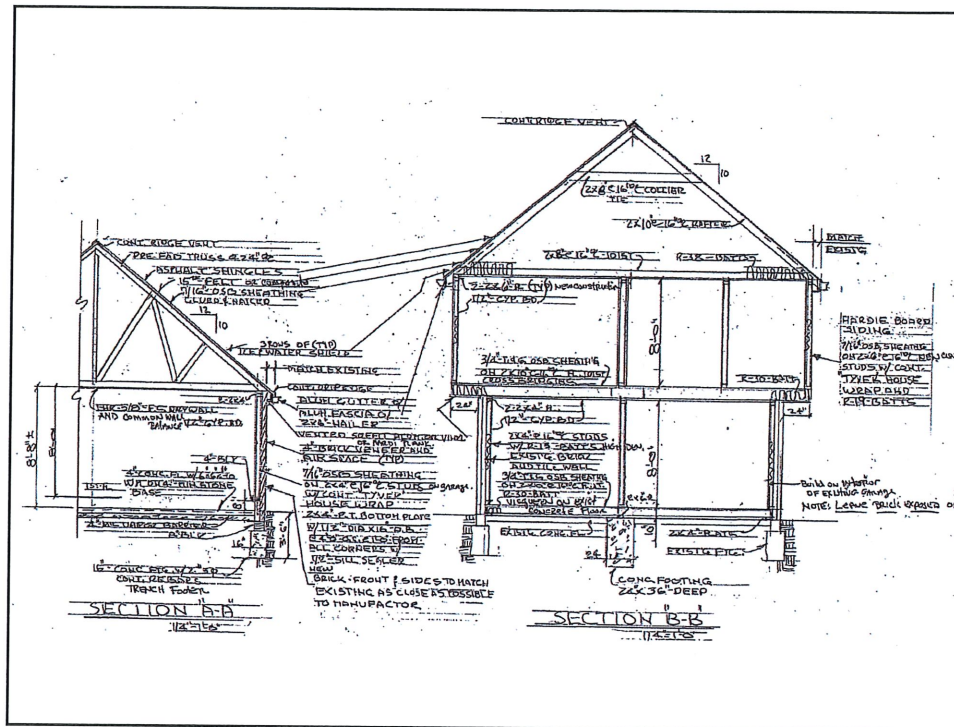






West Elevation







**15315 Detroit Ave  
Young America Insurance**





Existing



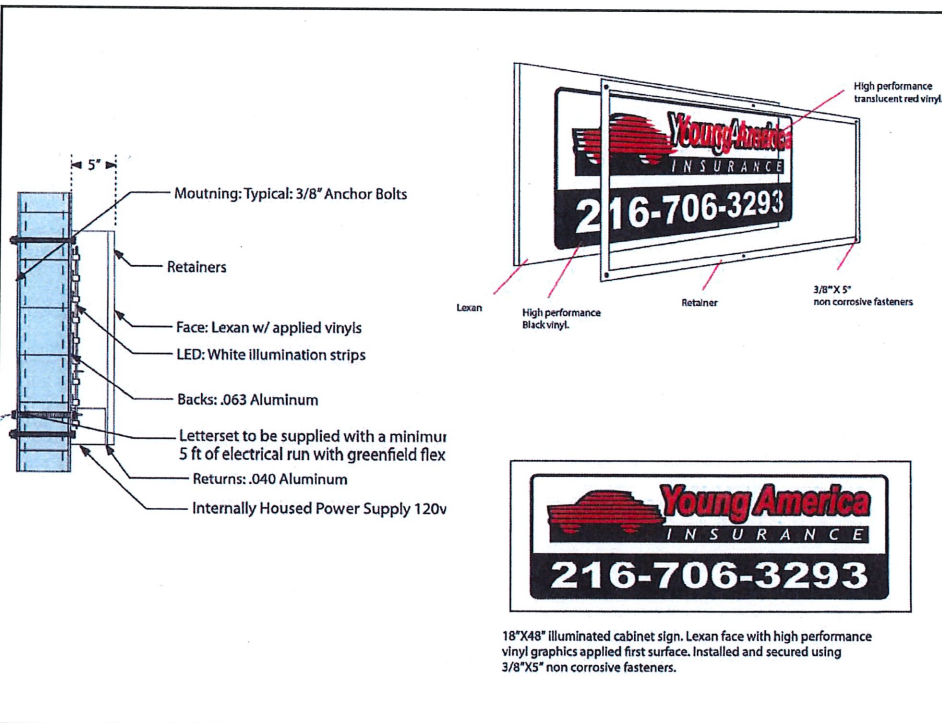
Proposed



13.5'x48"



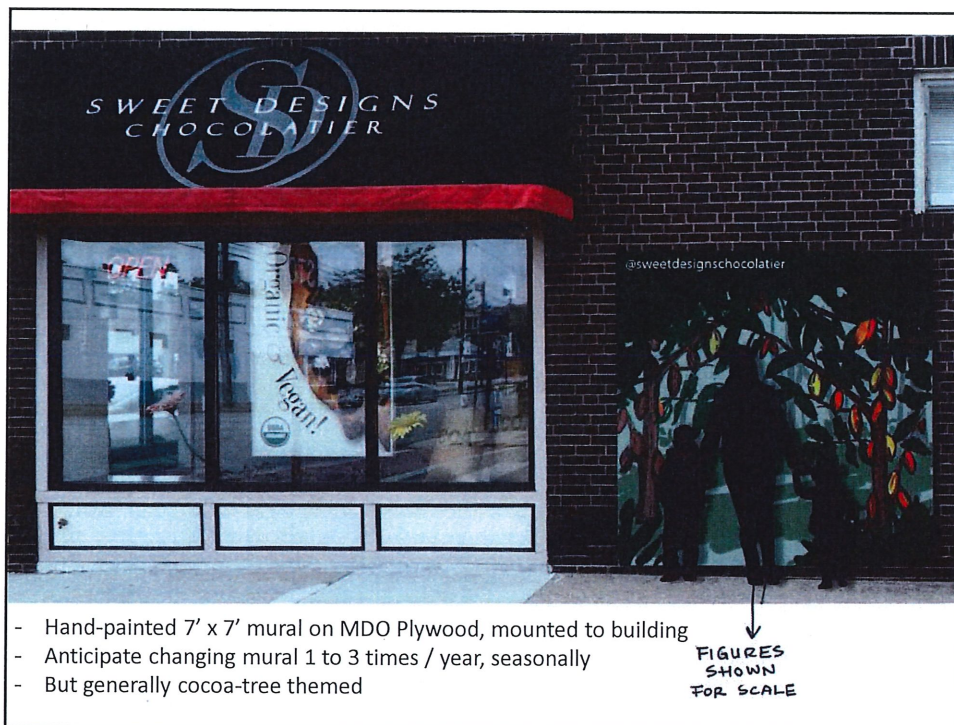
18"X48" illuminated cabinet sign. Lexan face with high performance vinyl graphics applied first surface. Installed and secured using 3/8"X5" non corrosive fasteners.





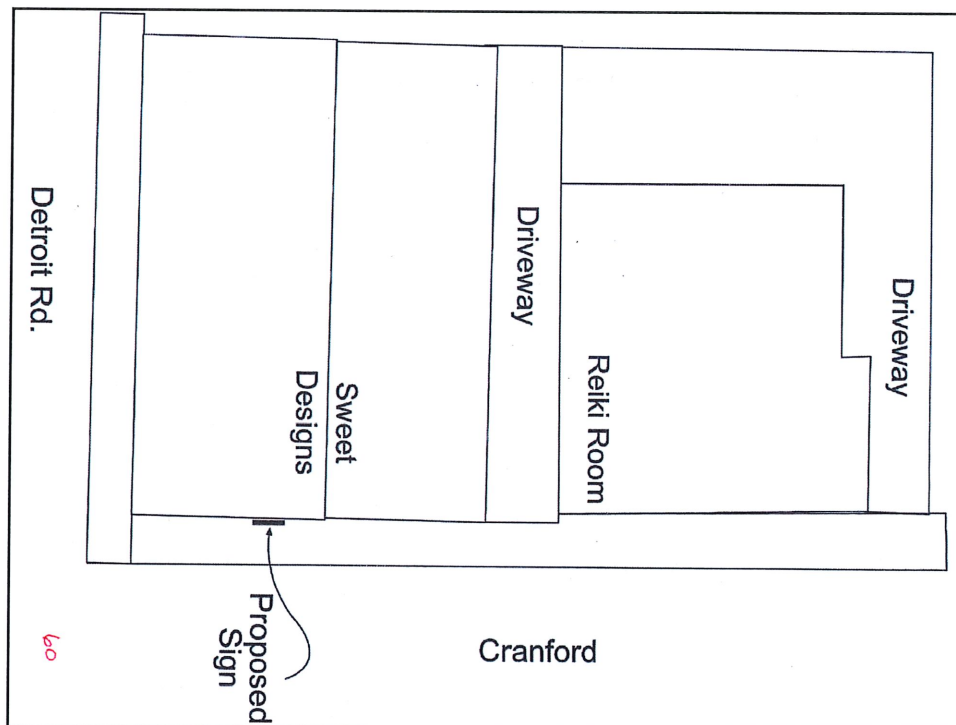






- Hand-painted 7' x 7' mural on MDO Plywood, mounted to building
- Anticipate changing mural 1 to 3 times / year, seasonally
- But generally cocoa-tree themed

FIGURES  
SHOWN  
FOR SCALE





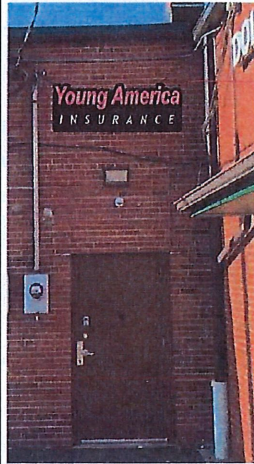


**15000 Detroit Avenue  
CBD American Shaman**



**15000 Detroit Avenue  
CBD American Shaman**

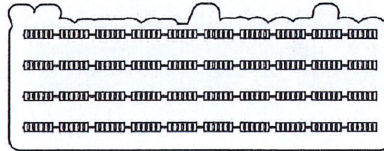
PROPOSED Option 1



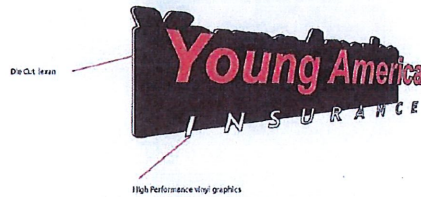
**Young America**  
I N S U R A N C E

16" X 42"

Proposed 16"X42" illuminated cloud sign with high performance vinyl graphics applied first surface. Mounted using 3/8" X 5" non corrosive fasteners.

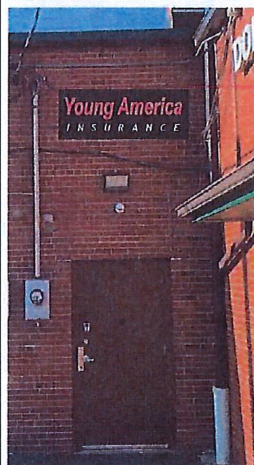


LED/120v 1amp



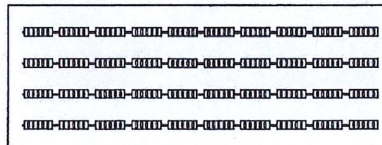
Option 2

PROPOSED



**Young America**  
I N S U R A N C E

Proposed 16"X42" box sign with high performance vinyl graphics applied first surface. Mounted using 3/8" X 5" non corrosive fasteners.



LED/120v 1amp

## Option 2

